

# **ZONING BOARD DOCKET**

**March 9, 2005**

**1.**

**The following applications will be heard in the City Hall Council Chamber on Wednesday March 9, 2005 at 6:30 p.m.**

## **WARD 3**

**CATHERINE J LEMONDE 39 NARRAGANSETT STREET NORTH KINGSTOWN RI 02852 (OWN) AND RESOURCE INVESTMENT INC 46 COLDBROOK DRIVE CRANSTON RI 02920 (APP) have filed an application for permission to build a new 24' x 32' two-story single family home with restricted frontage on an undersized lot on Fountain Avenue. AP 7/4, lots 3342, area 3969+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. Attorney John DiBona.**

**TOWN HOMES OF NIAN TIC AVE LLC 29 STEEPLE LANE LINCOLN RI 02865 (OWN) AND GARY PIERCE 29 STEEPLE LANE LINCOLN RI 02865 (APP) have filed an application for permission to build two new 9 unit residential condominium buildings at 411 Niantic Avenue. AP 6/4, lots 1284, area 50,207+/- SF, zoned M-2. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-8 Schedule of Uses. Attorney Kevin Horan.**

**BELVOIR PLACE LLC C/O BELVOIR PROPERTIES SUITE 100, 222 RICHMOND STREET PROVIDENCE RI 02903 (OWN/APP) has filed an application for permission to build an additional two stories to an existing 3 story multi family residential building and add a structured parking canopy for 36 vehicles and a new parking canopy for 24 vehicles at 1180 Narragansett Blvd. AP 2/3, lots 1012, area 2.78 +/- acres, zoned B-2. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-4.2 Flood Hazard Districts, 30-42 Zoning Board of Review.**

#### **WARD 4**

**CHERYL MORETTI 88 CURTIS STREET CRANSTON RI 02920 (OWN/APP) has filed an application for permission to convert a portion of an existing legal non-conforming single-family dwelling into a professional office with restricted frontage on an undersized lot at 88 Curtis Street. AP 17/4, lots 1460, area 3200+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-8 Schedule of Uses. No Attorney.**

**ARCANGELO & ANN MARIE DIBIASIO 1707 PLAINFIELD PIKE JOHNSTON RI 02919 (OWN/APP) have filed an application for permission to build a 56' x 83'+/- single family dwelling with restricted frontage at Pole 10 Pippin Orchard Road.**

**AP 28, lots 85, area 81,778+/- SF, zoned A-80. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. No Attorney.**

## **ZONING BOARD DOCKET**

**March 9, 2005**

**2.**

### **WARD 4**

**STEVEN AND LEA DINEZZA 99 ORCHARD VALLEY DRIVE CRANSTON RI 02921 (OWN/APP) have filed an application for permission to build a 21' x 18'+/- two story addition and 11' x 24'+/- deck with covered porch to an existing single family dwelling with restricted rear yard set back at 99 Orchard Valley Drive. AP 28, lots 177, area 23,145+/- SF, zoned A-20. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.**

### **WARD 5**

**LITTLE BUOY ENTERPRISES 83 EAST HILL DRIVE CRANSTON RI 02920 (OWN/APP) AND DR. STEPHEN PUERINI DMD AND DR. STEVEN SACCOCCIO DMD P.C. 115 BUDLONG ROAD CRANSTON RI 02920 (LESSEE) have filed an application for permission to utilize a lot [1838] for four off street parking spaces for employee parking with**

**ingress/egress from a residential A-6 zone at 115 Budlong Road. AP 11/2, lots 1838, 1837, 1836, area 29,122+/- SF, zoned C-2 and A-6. Applicant seeks relief from Section 30-28 Variance, 30-18 (P), (2), (3) Off-Street Parking.**

**TIMOTHY AND LYNN ALMONTE 120 WHITING STREET CRANSTON RI 02920 (OWN/APP) have filed an application for permission to build a 4' x 30' addition to an existing single family home with restricted side yard set back at 120 Whiting Street. AP 12/4, lots 1071, area 10,918+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.**

## **WARD 6**

**JOSEPHINE M DUVA TRUSTEE 766 OAKLAWN AVENUE CRANSTON RI 02920 (OWN) AND SEVAN ENTERPRISES INC DBA SONYA'S 42 PELHAM PARKWAY NORTH PROVIDENCE RI 02911 (APP) have filed an application for permission to convert a portion of an existing legal non-conforming professional office building into a woman's retail clothing and accessories shop with restricted corner side yard set back at 766 Oaklawn Avenue. AP 16, lots 693, area 19,110+/- SF, zoned A-8. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-8 Schedule of Uses, 30-22 Change of Use, 30-18 Signage. Attorney Robert Murray.**

## **OLD BUSINESS**

**HIRCANIA GARCIA 111 PONTIAC AVENUE CRANSTON RI 02910**

**(OWN/APP) has filed an application for permission to build a 24' x 38' two-story single family home with 8' x 16' attached deck on an undersized lot with restricted frontage at 111 Pontiac Avenue. AP 6/2, lot 1553, area 5762+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. Continued to February 9, 2005.**

## **ZONING BOARD DOCKET**

**March 9, 2005**

**3.**

**GINO A AND PAULA MAZZENGA 571 UNION AVENUE PROVIDENCE RI 02909 (OWN/APP) has filed an application for permission, pending minor administrative subdivision, to leave an existing single family dwelling on a proposed 20,829+/- SF lot with restricted frontage and build a new single family home on the remaining proposed 21,398+/- SF lot with restricted frontage at 510 Hope Road. AP 24, lot 202, area 42,227 +/- SF, zoned A-20. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. Continued to March 9, 2005**

**MARIPOSA HOLDINGS LLC 50 LIBERA STREET CRANSTON RI 02920 (OWN) AND DOMESTIC BANK 815 RESERVOIR AVENUE CRANSTON RI 02910 (APP) have filed an application for permission to request that the Zoning Board reconsider a single condition imposed at the March 10, 2004 meeting, specifically, no more than 50 employees occupy the premises at one time at 50 Liberal Street. AP 12/4, lot 3139 & 3140, area 56,305+/- SF, zoned M-1. Applicant seeks relief from Section 30-28 Variance, 30-8 Schedule of Uses, 30-17 Schedule of Intensity and 30-18 (P) Off-Street Parking. Attorney Joshua Berlinsky. Continued to March 9, 2005**

**REO PROPERTIES INC 900 PARK AVENUE CRANSTON RI 02920 (OWN/APP) has filed an application for permission to leave an existing legal non-conforming single family dwelling on a 3978+/- sf undersized lot [780] with restricted frontage and front yard setback and build a new 20' x 28' two story home on the abutting 4111+/- sf undersized lot [779] at 42 Sumner Street. AP 7/2, lots 780 and 779, area 8089+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. Continued to March 9, 2005**

**JEAN AND RICHARD VAN DYKE 81 DIXWELL AVENUE CRANSTON RI 02910 (OWN/APP) have filed an application for permission to build a pressure treated deck to an existing single family dwelling with restricted front, side and rear-yard setback on an undersized lot at 81 Dixwell Avenue. AP 5/4, lot 2022, area 4,125+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance and 30-17**

**Schedule of Intensity. No attorney.**

**CONTINUED to allow the applicant to obtain a class 1 survey of the property.**

**Stephen W. Rioles**

**Secretary Zoning Board of Review**